

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Suitt Properties, Inc., a corporation chartered under the laws of the State of South Carolina (hereinafter referred to as Mortgagor) is the owner of the real property hereinafter described; and

WHEREAS, Mortgagor desires to and has agreed to grant a mortgage of said real property to First Union National Bank (hereinafter referred to as Mortgagee) as security for that certain Guaranty Agreement dated December 27, 1974, from Nell C. Korbler, P. Peyton Warley, Larry L. Brittain, Suitt Construction Co., Inc. to Mortgagee; and

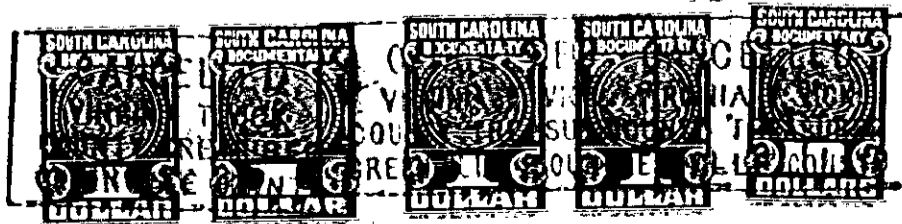
WHEREAS, the aforesaid Guaranty Agreement is in principal sum of Two hundred thirty thousand and No/100 Dollars (\$230,000.00), with interest as specified therein, payable on demand in accordance with the terms and provisions thereof, said Guaranty Agreement being incorporated herein by reference:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid Guaranty Agreement, and in order to secure the payment thereof, in an amount not to exceed the sum of Thirty-five thousand and No/100 Dollars (\$35,000.00), and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgago in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

TRACT A

ALL that certain piece, parcel or tract of land, situate, lying and being on the northeastern side of Mauldin Road, in the County of Greenville, State of South Carolina, containing 7.41 acres as shown on Plat entitled Property of A. E. Johnston, Jr. dated December, 1973, by Dalton & Neves Co., Engineers, and having the following metes and bounds, according to said Plat:

To reach the point of beginning begin at the intersection of the northwestern right-of-way of Cavalier Drive with the northern right-of-way of Mauldin Road and run thence with the northern right-of-way of Mauldin Road, N. 73-52 W. 248 feet to a point; thence continue, N. 74-09 W. 100.4 feet to the point of beginning; thence from said point of beginning, running with the northern right-of-way of Mauldin Road, the following courses and distances: N. 71-37 W. 99.3 feet to a point; thence N. 67-32 W. 98.4 feet to a point; thence N. 63-27 W. 98.6 feet to a point; thence N. 58-11 W. 97.9 feet to a



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